

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8912 George Basiliko, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 7, 1966

ORDERED:

That the appeal for permission to reduce parking requirements by not more than 25% and allow attendant parking for 24 cars for proposed Maternal Infant Care Center, or in the alternative a variance for same at 702 - 15th Street, NE., lots 17,18,23,24 and 25, square 1050. be granted conditionally.

FINDINGS OF FACT:

(1) An inspection of the property was made by the Board on September 13, 1966. The property is an unimproved lot which, when inspected, was vacant except for debris from an abandoned filling station.

(2) The subject property is located in a C-3-A District.

(3) Appellant proposes to construct a building to be occupied by the Public Health Service as a Maternal Infant Care Center. The property contains 13,405 square feet of land and the proposed building will occupy 7,106.3 square feet. The gross floor area of the proposed building is 14,618 square feet.

(4) In support of the application, the Director of Public Health of the District of Columbia states: "The basic purpose of the Maternal and Infant Care Program is to provide comprehensive health services to mothers and infants particularly in the low economic group in a location that is convenient to them. It is for this reason that this particular area was chosen as the site for the first of several neighborhood clinics. This facility would provide the base of operation for various teams of professional health personnel working both in the clinic and in the surrounding community. The Health Department does not anticipate any great need for parking facilities since most of the visitors will be close enough to walk to the Clinic or have access to public transportation.

Since the group served is basically the low income group, we would expect few of the mothers and infants to be arriving in personal vehicles."

(5) The Regulations require 42 parking spaces for the proposed building.

(6) Appellant proposes to provide 24 parking spaces with an attendant.

(7) The Washington Urban League supports the granting of this appeal. No opposition was registered at the public hearing.

OPINION:

We are of the opinion that the granting of this appeal, subject to the conditions hereafter set forth, is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring and adjoining property.

The Board recognizes that this proposed building will be occupied by a public service agency and is designed to serve persons residing in the immediate neighborhood. In addition, the services are particularly to serve poor persons who will walk or use public transportation to attend the clinic, and it is not anticipated that this facility will generate any parking or traffic problems. Therefore, the Board deems that a variance from the parking requirements of the Regulations is warranted as long as the use remains the same.

The Order is subject to compliance with the following conditions:

- (a) The requested reduction in parking spaces is granted for a period of five years or ~~until occupancy by the~~ Public Health Clinic is terminated, whichever occurs first.
- (b) All areas devoted to driveways, access lanes and parking areas shall be paved with an all-weather impervious surface and properly drained.
- (c) If the lot is to be lighted, it shall be done with lights so arranged that they will cause no glare into adjoining property.

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- (d) The lot shall be so designed that no vehicle or any part thereof shall project over public space.